



12

## Planning Commission Staff Report

**TO:** PLANNING COMMISSION / DESIGN REVIEW BOARD

**FROM:** NATHAN WILLIAMS, AICP, SENIOR PLANNER *NW*  
(480) 503-6805, NATHAN.WILLIAMS@GILBERTAZ.GOV

**THROUGH:** AMY TEMES, AICP, INTERIM PRINCIPAL PLANNER *AT*  
(480) 503-6729, AMY.TEMES@GILBERTAZ.GOV

**MEETING DATE:** MARCH 6, 2019

**SUBJECT:** DR18-124, POWER TRAINING CENTER

**STRATEGIC INITIATIVE:** Economic Development

To allow for Office and Entertainment and Recreation, Indoor uses on the subject site.

### RECOMMENDED MOTION

Approve the Findings of Fact and approve, DR18-124 Power Training Center: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 0.94 acres, generally located at the southeast corner of 144th Street and Pecos Road, and zoned Business Park (BP).

### APPLICANT/OWNER

Company: RBAD Holdings LLC  
Name: Ryan Ripley  
Address: 20605 E. Chandler Heights Rd.  
Queen Creek, AZ 85142  
Phone: 480-703-9939  
Email: riple.ra@gmail.com

Company: RBAD Holdings LLC  
Name: Ryan Bader  
Address: 20605 E. Chandler Heights Rd.  
Queen Creek, AZ 85142  
Phone: 480-290-6831  
Email: ryan@tryjubi.com

## **BACKGROUND/DISCUSSION**

### **History**

<b><i>Date</i></b>	<b>Description</b>
<i>March 25, 2008</i>	The Town Council adopted Ordinance No. 2131 in annexation case A07-86 annexing the 1 acre subject site.
<i>June 10, 2008</i>	The Town Council adopted Ordinance No. 2171 in rezoning case Z07-126 for the 1 acre subject site.
<i>March 13, 2014</i>	The Design Review Board approved DR13-43 for the Trapeze U facility.
<i>October 3, 2018</i>	The Design Review Board reviewed DR18-124 for the Power Training Facility, as a study session item.
<i>February 6, 2019</i>	Administrative Use Permit UP18-26 for Shared Parking was approved by the Town of Gilbert Zoning Administrator for Power Training Center.

### **Overview**

The approximate 1 acre subject site is zoned Business Park (BP) and is currently undeveloped/ vacant. The proposed development will be one phase and would include a 9,978 sq. ft. building with a combination of office uses and mixed martial art, indoor training/ fitness area. The proposed 2-story building will be located on the northern portion of the 0.94 acre subject site. Access to the subject site will be from 144<sup>th</sup> Street and the proposed parking will be located to the southern portion of the building.

### **Surrounding Land Use & Zoning Designations:**

	<b>Existing Land Use Classification</b>	<b>Existing Zoning</b>	<b>Existing Use</b>
North	Residential > 3.5 – 5 DU/ Acre	Single Family 8 (SF-8) PAD	Pecos Road then Spectrum at Val Vista residential subdivision
South	Business Park (BP)	Maricopa County Rural 43	Existing large lot single residential home
East	Business Park (BP)	Maricopa County Rural 43	Existing large lot single residential home
West	Utility/Transit Corridor (UT/C) and Neighborhood Commercial (NC)	Neighborhood Commercial (NC) PAD	144 <sup>th</sup> Street then existing canal then existing Desert Cross Lutheran Church.
Site	Business Park (BP)	Business Park (BP)	Vacant/ undeveloped lot

## Project Data Table

Site Development Regulations	Required per LDC – Business Park (BP)	Proposed
Lot Area	N/A	0.94
Maximum Building Height	35' / 2-story	29' / 2-story
Min. Setback (Bldg./ Landscape)		
Front (north)	25' / 25'	25' / 25'
Side (east)	0' / 5'	0' / 5'
Side (west)	20' / 20'	20' / 20'
Rear (south)	0' / 5'	0' / 5'
Separation Between Buildings	15' / 20'	N/A
Landscaping (% of net lot area)	15%	31%
Parking	Vehicular Parking: <i>Entertainment and Recreation Indoor</i> – 1 space per 150 sq. ft. <i>General Office and Retail</i> 1 space per 250 sq. ft.	6,082 sq. ft. / 150 = 41 spaces  <u>3,896 sq. ft. / 250 = 16 spaces</u> 57 spaces required  <b>35 spaces provided on-site</b>  <b>22 spaces provided under AUP18-26; Shared Parking (west) with Desert Cross Lutheran Church</b>
Bicycle Parking	1 space per 10 vehicle spaces	6 parking spaces required 8 parking spaces provided

## DISCUSSION

### Site Plan

The proposed Power Training Center building will utilize two (2) access points from 144<sup>th</sup> Street. Internally the building will be located on the northern portion of the site to allow for vehicular access and parking on the southern half of the subject site. Pedestrian access to the building will be from the south facing, main entry of the building.

The proposed 2-story Power Training Center building will include both *Entertainment and Recreation, Indoor, Small-Scale* as well as *General Office* and *Retail* uses as identified under the Land Development Code (LDC).

On-site parking is proposed on the southern half of the site. For the proposed uses, 35 parking spaces are provided on-site, where 57 parking spaces are required. The remaining 22 parking spaces will be addressed under Administrative Use Permit (UP18-26) for Shared Parking. The Power Training Center has provided a recorded Shared Parking Lease Agreement with the Desert Cross Lutheran Church located adjacent to the west of Power Training Center subject site.

The orientation of the Power Training Center building will be north-south and the front façade will be located to the south and internal to the subject site. The Power Training Center site design demonstrates compliance with the requirements of the LDC.

### **Landscape**

The proposed landscape plan includes adequate on-site and off-site perimeter landscaping as well as foundation landscaping. Parking islands are located throughout the customer parking areas. The landscape along both Pecos Road and 144<sup>th</sup> Street complies with the LDC requirements for street theme trees as well as landscape content and quantities. Additionally, significant amounts of foundation landscaping have been placed around the majority of the proposed building elevations. An existing 8' CMU solid screen wall is located on the southern and eastern property line.

The total on-site landscape area (31%) exceeds the minimum required amount (15%). On-site landscaping materials include existing trees, Evergreen Elm, Red Push Pistache, Mulga and Southern Live Oak trees. Additionally, the plan uses shrubs and ground covers such as Rio Bravo Sage, Ruellia, Tecoma, Green Desert Cassia, Orange Bells and Red Yucca. Santa Fe Beige decomposed granite will be utilized throughout the subject site including within the required landscape setbacks.

### **Elevations**

The proposed building is oriented to the south with the front entrance facing the parking lot. Building architecture proposes a modern design theme with the primary body colors consisting of light and dark gray colors of Equitone materials (fibrous cement panels), as well as tower elements with galvanized corrugated metal accents and red metal fascia accent materials. Significant amounts of glass windows are placed throughout the building to provide an open transparent design.

### **Grading and Drainage**

The proposed grading and drainage plan demonstrates that it will meet the requirements of the Town of Gilbert's Engineering Division. Retention basins are located on the northern portion of the site. Underground retention is provided and located under the center of the proposed parking areas on the southern half of the subject site.

### **Lighting**

The photometric plans comply with the LDC requirements of a maximum of 0.3 foot-candles at the property line, not including street lighting, and includes both pole-mounted lighting (25' max height) and wall lighting. Wall mounted lighting shall be mounted at a 14' maximum height and shall be full cutoff type. All site lighting will be required to comply with Town codes.

### **Signage**

Signage is not included in this approval. Administrative Design Review approval is required prior to submitting for sign permits for any wall or monument signage.



### **Planning Commission Study Session – 10/3/2019**

The Planning Commission/ DRB reviewed DR18-124 as a study session item and had minimal comments on the site design and building elevations noting that although the building was quite modern in design that they enjoyed the unique Equitone materials.

### **PUBLIC NOTIFICATION AND INPUT**

An official notice was posted in all the required public places within the Town and neighborhood notice was provided per the requirements of the Land Development Code (LDC) Article 5.205. Staff has received no comment from the public.

### **STAFF RECOMMENDATION**

Approve the Findings of Fact and approve, DR18-124 Power Training Center: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 0.94 acres, generally located at the southeast corner of 144th Street and Pecos Road, and zoned Business Park (BP), subject to conditions:

1. Construction of the project shall conform to the exhibits approved by the Planning Commission/ Design Review Board at the March 6, 2019 public hearing.
2. The construction site plan documents shall incorporate the Standard Commercial and Industrial Site Plan Notes adopted by the Design Review Board on March 11, 2004.
3. Wall mounted lighting shall be mounted at a 14' maximum height and shall be full cutoff type.
4. Signage is not included in this approval. Administrative Design Review approval is required prior to submitting for sign permits for any signage.

Respectfully submitted,  
/S/  
Nathan Williams, AICP  
Senior Planner

### **Attachments and Enclosures:**

- 1) Findings of Fact
- 2) NOPH Map
- 3) Aerial Photo
- 4) Site Plan
- 5) Landscape with Details (3 pages)
- 6) Elevations (2 pages)
- 7) Floor Plans (2 pages)
- 8) Colors and Materials
- 9) Grading and Drainage
- 10) Lighting with Details (2 pages)
- 11) October 3, 2018 Planning Commission Study Session Minutes (4 pages)

**FINDINGS OF FACT  
DR18-124, Power Training Center**

1. The project as conditioned is consistent with the applicable Design Guidelines;
2. The project conforms to the General Plan, and specifically to the Land Use, Community Design, and Environmental Planning Elements;
3. The project is consistent with all applicable provisions of the Zoning Code;
4. The project is compatible with adjacent and nearby development; and
5. The project design provides for safe and efficient provisions of public services.

## **Notice of Public Hearing**

**PLANNING COMMISSION DATE:**

**Wednesday, March 6, 2019\* TIME: 6:00 PM**

**LOCATION: Gilbert Municipal Center  
Council Chambers  
50 E. Civic Center Dr.  
Gilbert, AZ 85296**

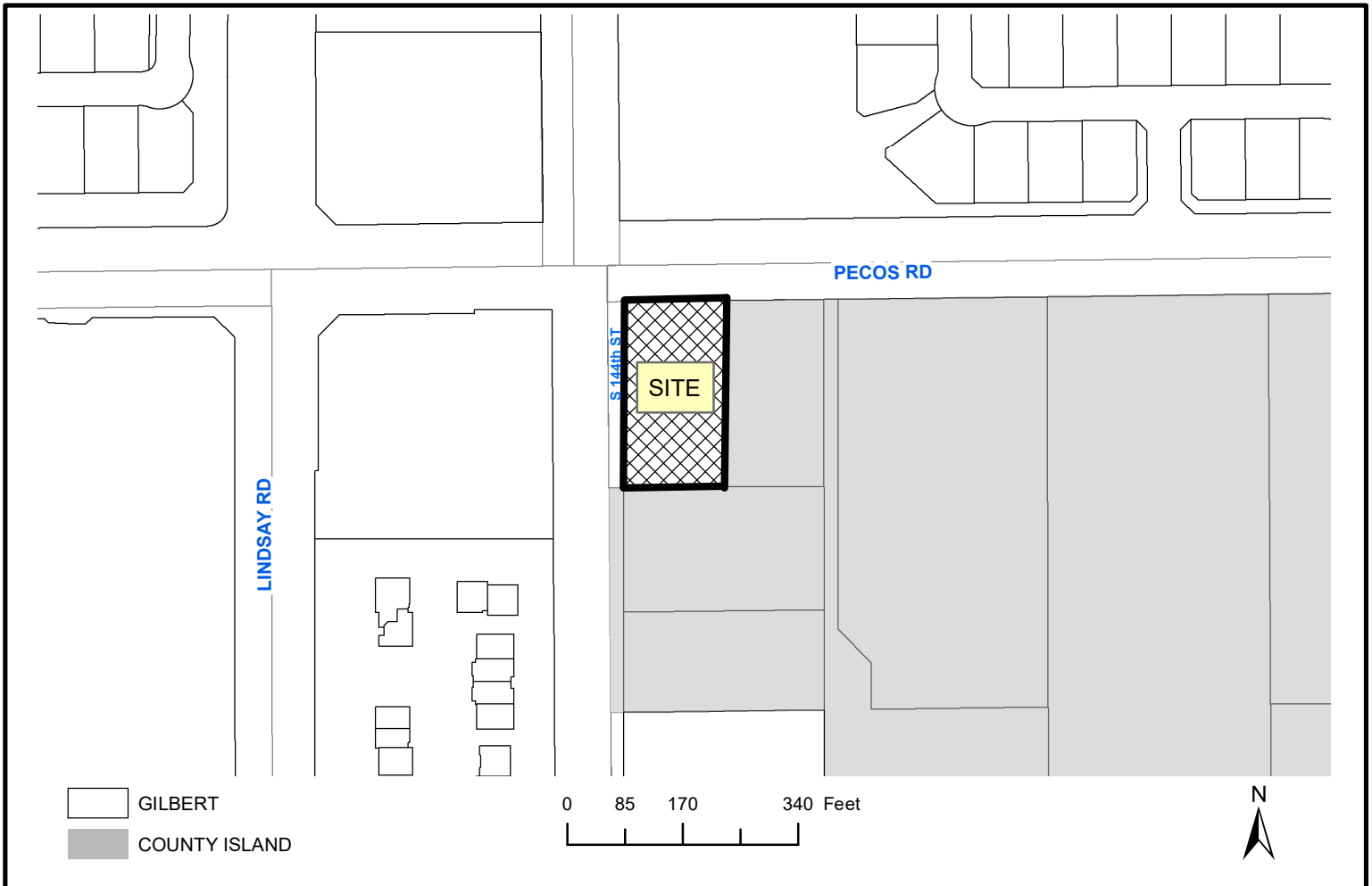
**\* Call Planning Department to verify date and time:  
(480) 503-6805**

\* The application is available to the public for review at the Town of Gilbert Planning Division Monday - Thursday 7AM - 6PM. Staff reports are available prior to the meeting at [www.gilbertaz.gov/departments/development-services/planning/planning-commission](http://www.gilbertaz.gov/departments/development-services/planning/planning-commission) and [www.gilbertdocs.com/gilbertagendaonline](http://www.gilbertdocs.com/gilbertagendaonline).

### **REQUESTED ACTION:**

DR18-124 POWER TRAINING CENTER: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 0.94 acres, generally located at the southeast corner of 144th Street and Pecos Road, and zoned Business Park (BP).

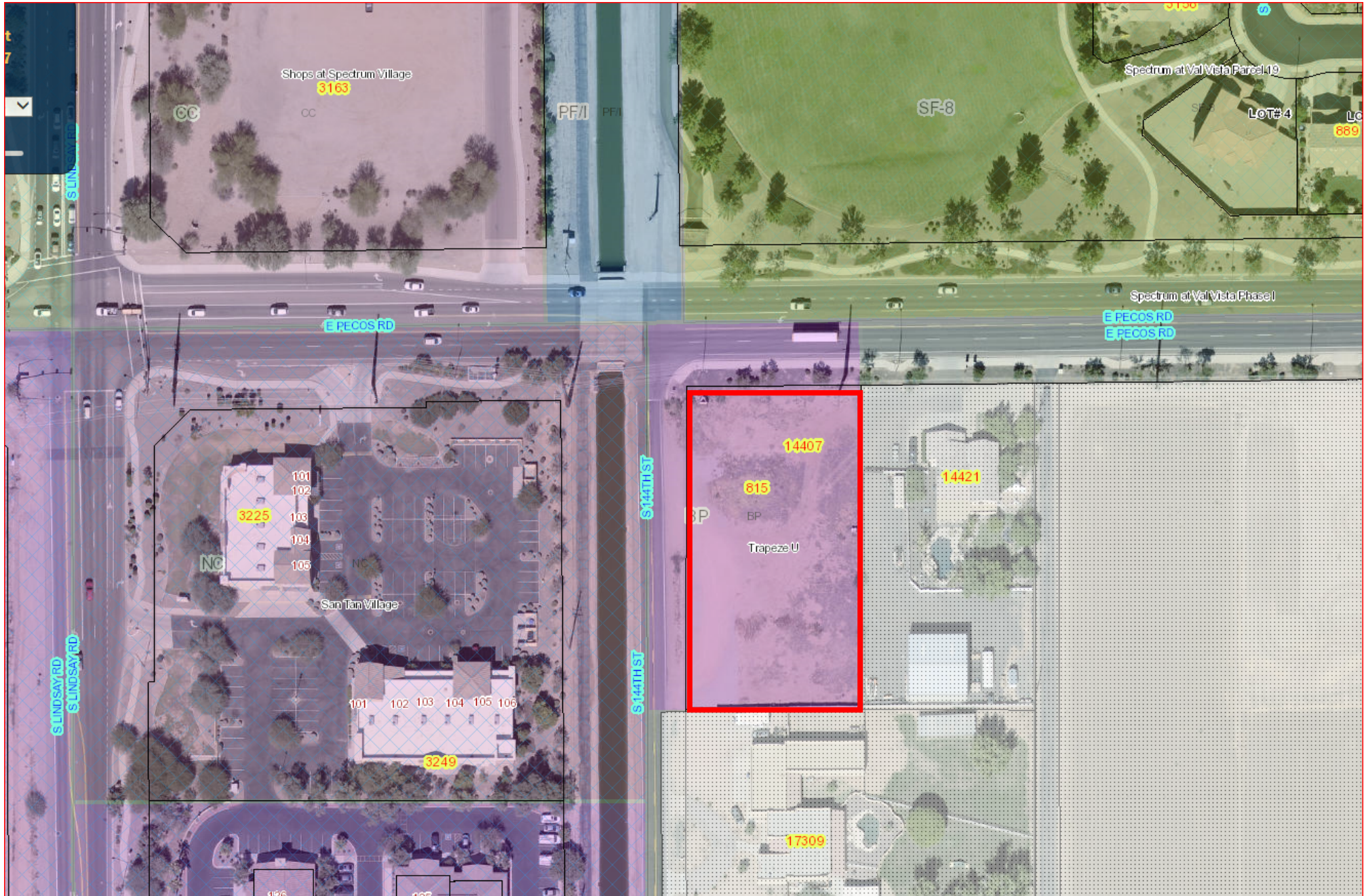
### **SITE LOCATION:**



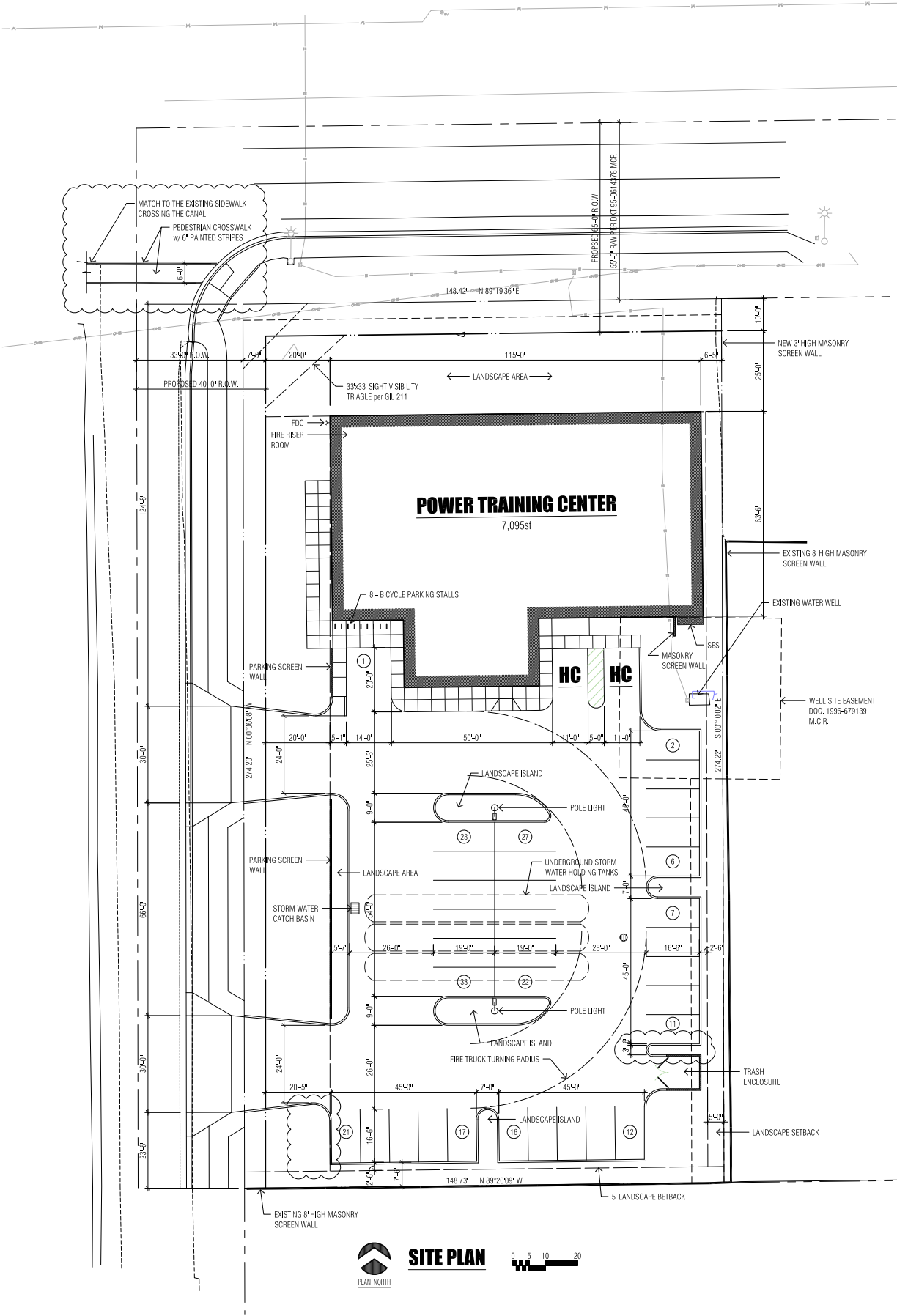
**APPLICANT: RBAD Holdings LLC  
CONTACT: Ryan Ripley  
ADDRESS: 20605 E. Chandler Heights Rd.  
Queen Creek, AZ 85142**

**TELEPHONE: (480) 703-9939  
E-MAIL: [ripley.ra@gmail.com](mailto:ripley.ra@gmail.com)**

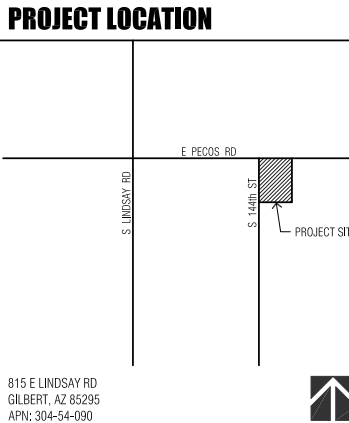








SITE INFORMATION	
DESCRIPTION	COMMENTS
PARCEL #	304-54-090
OWNERSHIP	R BAD HOLDINGS, LLC
PROPERTY ADDRESS	815 E PECOS RD GILBERT, AZ 85295
GROSS LOT AREA INCLUDING R.O.W.	
NET LOT AREA	
NET LOT AREA AFTER R.O.W. DEDICATION	
ZONING	BP
SECTION - TOWNSHIP - RANGE	5 2S 6E
SUBDIVISION	-
LOT #	1
PROPERTY USE	COMMERCIAL
LANDSCAPE AREA (sf)	14,735
% of LOT LANDSCAPED	36%
1st FLOOR BUILDING FOOTPRINT AREA	7,978
2nd FLOOR BUILDING AREA	2,000
TOTAL BUILDING AREA	9,978
PARKING STALLS REQUIRED	
ENTERTAINMENT AREA	6,082/150 = 41
1st FLOOR OFFICE/RETAIL	1,896/250 = 8
2nd FLOOR OFFICE/RETAIL	2,000/250 = 8
STANDARD STALLS REQ'D	57
STANDARD STALLS PROVIDED	33
ACCESSIBLE STALLS PROVIDED	2
TOTAL STALLS PROVIDED	35
BICYCLE STALLS per CALC	1 per 10 PARKING STALLS
BICYCLE STALLS REQUIRED	6
BICYCLE STALLS PROVIDED	8





designs & construction administration

brian@aecdesigns.com  
p 480.550.2800 f 888.564.2128  
23248 S 221st Street Queen Creek AZ 85142



Expires: 3-31-2021

DESIGN REVIEW BOARD  
**POWER TRAINING CENTER**  
815 E POCOS RD GILBERT, AZ 85295  
APN: 304-54-090

PROJECT NO. <b>1742</b>	
ISSUE:	DATE:
DESIGN REVIEW	06/10/2018

SITE PLAN

PLANT PALETTE:			
TREES:			
EXISTING TREE	TO REMAIN		
ULMUS PARVIFOLIA EVERGREEN ELM	24" BOX MATCHING 10' HT., 4" SP., 1 1/2" CAL.	6 TOTAL	
QUERCUS VIRGINIANA SOUTHERN LIVE OAK	24" BOX MATCHING 10' HT., 4" SP., 1 1/2" CAL.	9 TOTAL	
PISTACHIA CHINENSIS 'RED PUSH' RED PUSH PISTACHE	36" BOX MATCHING 11' HT., 6" SP., 2 1/2" CAL.	9 TOTAL	
ACACIA MULGA MULGA TREE	24" BOX MATCHING 7' HT., 4" SP., 1 1/4" CAL.	13 TOTAL	
CAESALPINIA MEXICANA YELLOW MEXICAN BIRD OF PARADISE	15 GALLON MIN. TREE FORM (6' HT., 2 1/2" SP., 3/4" CAL.)	6 TOTAL	
SHRUBS & VINES:			
LEUCOPHYLLUM LANGMANIAE RIO BRAVO SAGE	5 GALLON FULL, PAST CAN	55 TOTAL	
LEUCOPHYLLUM LAEVIGATUM CHIHUAHUA SAGE	5 GALLON FULL, PAST CAN	40 TOTAL	
RUELLIA BRITTONIANA CALIFORNICA RUELLIA	5 GALLON FULL, PAST CAN	12 TOTAL	
TECOMA X SPARKY HYBRID TECOMA	5 GALLON FULL, PAST CAN	13 TOTAL	
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GROUNDCOVERS AND ACCENTS:			
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CALLISTEMON VIMINALIS 'LITTLE JOHN' LITTLE JOHN BOTTLE BRUSH	1 GALLON FULL, PAST CAN	10 TOTAL	
LANTANA MONTIVIDENSIS 'T.P.' TRAILING PURPLE LANTANA	1 GALLON FULL, PAST CAN	36 TOTAL	
EREMOPHYLLA MINGNEU GOLD OUTBACK SUNRISE	1 GALLON FULL, PAST CAN	64 TOTAL	
HESPERALOE PARVIFOLIA RED YUCCA	5 GALLON FULL, PAST CAN	11 TOTAL	
DECOMPOSED GRANITE SANTA FE BEIGE	2" DEEP 3/4" SCREENED	19,625 SF.	
CONSTRUCTION NOTE: NO TREE TO BE PLANTED WITHIN 6' OF A WATERLINE.			

PLAN KEY NOTES:

- 1 NEW SIDEWALK
- 2 RETENTION BASIN
- 3 SIGHT VISIBILITY TRIANGLE PER T.O.G. STANDARD DETAIL 211
- 4 OVERHEAD ELECTRICAL LINE TO REMAIN
- 5 REFUSE ENCLOSURE, DETAIL 1/2
- 6 EXISTING POWER POLE TO REMAIN
- 7 PARKING SCREEN WALL PER DETAIL 2/2
- 8 BELOW GRADE RETENTION PIPES
- 9 WELL EASEMENT
- 10 8' PUE
- 11 EXISTING 6' CMU WALL TO REMAIN
- 12 EXISTING ELECTRICAL LINE TO BE RELOCATED
- 13 2" DEEP DECOMPOSED GRANITE TOPDRESSING
- 14 SIGHT VISIBILITY LINES PER T.O.G. DETAIL 212

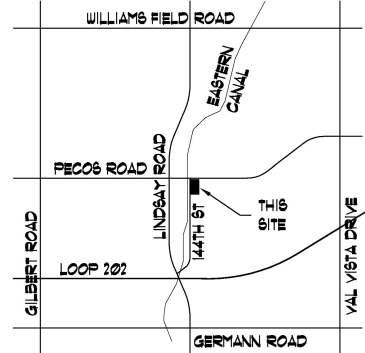
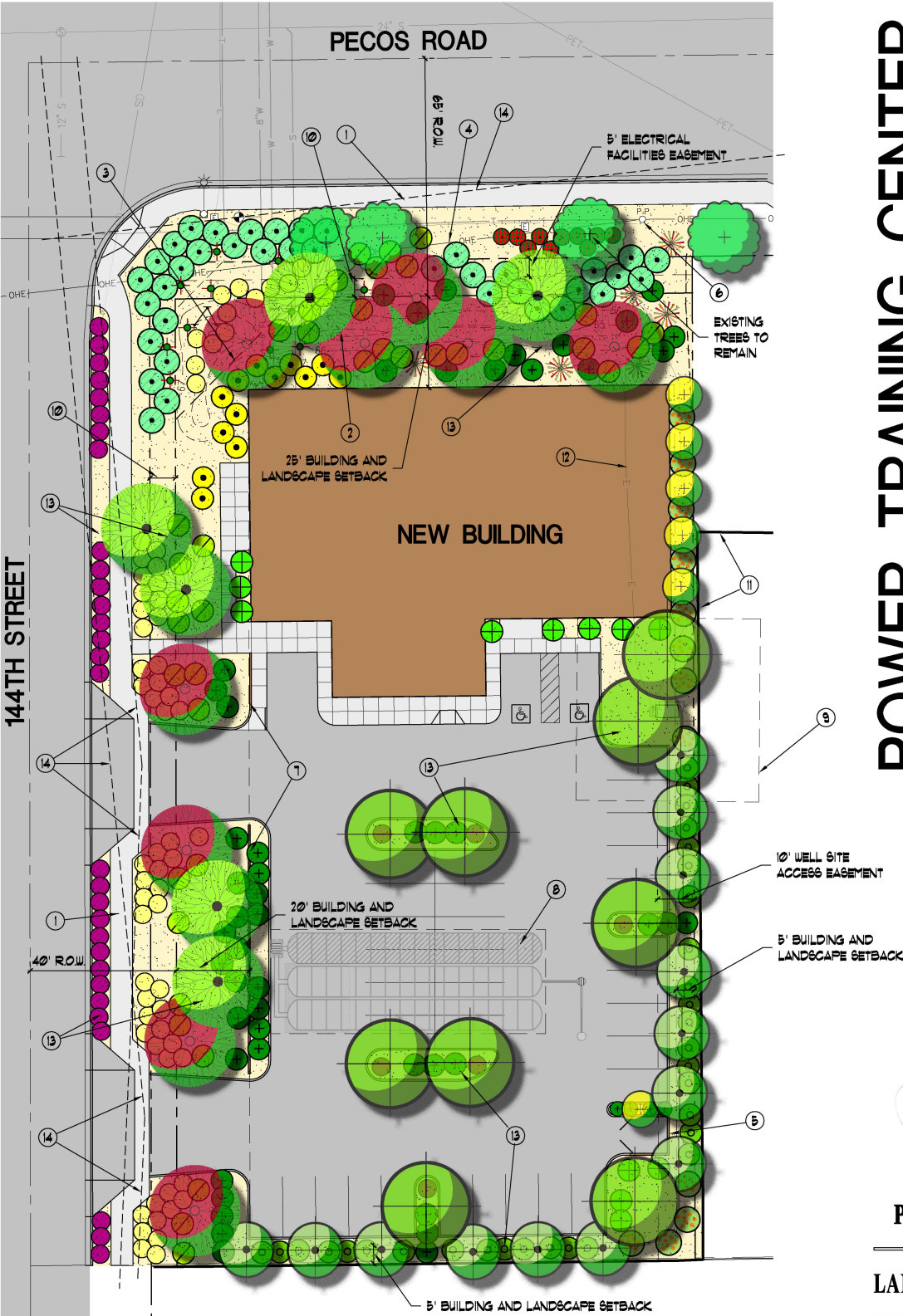
TOWN OF GILBERT NOTES:

1. A TOWN OF GILBERT PERMIT IS REQUIRED FOR THE INSTALLATION OF ANY LANDSCAPE OR IRRIGATION SYSTEM. A CD WITH PDF FORMAT 'AS-BUILTS' OF THE LANDSCAPE AND IRRIGATION PLANS IS ALSO REQUIRED.
2. BEFORE THE TOWN OF GILBERT WILL ACCEPT AN INSTALLED BACKFLOW DEVICE FOR APPROVAL, THE FOLLOWING MUST BE ACCOMPLISHED: THE DEVICE MUST BE TESTED BY A STATE CERTIFIED BACKFLOW TESTER AND THE TEST RESULTS FORWARDED TO THE TOWN OF GILBERT BACKFLOW SPECIALIST. THE TOWN WILL PROVIDE A CURRENT LIST OF CERTIFIED TESTERS FROM WHICH TO SELECT. TESTER FEES WILL BE AT THE EXPENSE OF THE INSTALLER.
3. DESIGN OF ANY WALLS, ENTRY MONUMENT SIGNAGE OR RAMADAS THAT MAY BE PRESENTED HEREIN HAVE BEEN REVIEWED AS CONCEPTUAL ONLY AND WILL REQUIRE A SEPARATE REVIEW AND PERMIT FROM THE BUILDING DEPARTMENT. IN NO CASE SHALL THE DEPICTED WALLS, ENTRY MONUMENT SIGNAGE OR RAMADAS BE CONSIDERED FINAL APPROVAL BY THE PLANNING DEPARTMENT IS REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR SAID WALLS, ENTRY MONUMENTS AND RAMADAS.

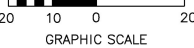
4. NO PLANT MATERIAL SHALL COME WITHIN 3 FEET OF FIRE HYDRANTS OR ANY FIRE DEPARTMENT EQUIPMENT.
5. NO PLANTING OR OBJECTS WITHIN THE TOWN OF GILBERT SIGHT VISIBILITY TRIANGLES SHALL EXCEED 2 FEET. TREES SHALL HAVE A 7 FEET MINIMUM CLEAR CANOPY.
6. ALL TREES, SHRUBS AND GROUNDCOVER SHALL MEET OR EXCEED ARIZONA NURSERY ASSOCIATION.
7. CONSTRUCTION MAY BEGIN AFTER ALL PERMITS HAVE BEEN OBTAINED.

**MAINTENANCE NOTE:**  
ALL LANDSCAPE AREAS AND MATERIALS SHALL BE MAINTAINED IN A HEALTHY, NEAT, CLEAN AND WEED-FREE CONDITION. THIS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THESE PLANS AND ANY DEVIATIONS WILL REQUIRE REAPPROVAL. LANDSCAPE INSTALLATIONS SHALL BE APPROVED BY TOWN OF GILBERT INSPECTION SERVICES BEFORE A CERTIFICATE OF OCCUPANCY CAN BE ISSUED.



**Preliminary Landscape Plan**  
Scale 1:20



PROJECT DATA:

ON-SITE LANDSCAPE AREA: 14,135 SF.  
OFF-SITE LANDSCAPE AREA: 3,890 SF.  
TOTAL LANDSCAPE AREA: 18,025 SF.  
GROSS LOT AREA: 59,163 SF. (1.37 ACRES)  
NET LOT AREA: 31,405 SF. (0.72 ACRES)  
31 % LANDSCAPE COVERAGE

SIGHT DISTANCE LINE NOTE:

ALL EXISTING SHRUBS WITHIN SIGHT DISTANCE LINE SHALL BE MAINTAINED AT A MAX. HT. OF 24 INCHES WITHIN SIGHT DISTANCE LINE AND TREE LIMBS ARE TO BE REMOVED WITHIN 7 FEET OF FINISH GRADE WITHIN SIGHT DISTANCE LINE.

**POWER TRAINING CENTER**  
SEC PECOS ROAD & 144TH STREET  
GILBERT, ARIZONA 85295



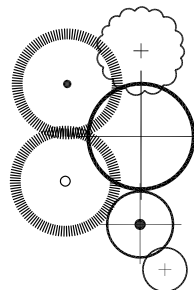
**PRELIMINARY**

DRAWING TITLE  
**LANDSCAPE PLAN**

**phillip r. ryan**  
landscape architect p.c.  
landscape architecture & planning  
4916 S. QUIET WAY  
GILBERT, ARIZONA 85298  
(480) 899-5813 fax (480) 963-3674

**L-1**

PROJECT NO.



PLANT PALETTE:

TREES:

EXISTING TREE	TO REMAIN	
ULMUS PARVIFOLIA EVERGREEN ELM	24" BOX MATCHING 10' HT, 4" SP, 1 1/2" CAL.	6 TOTAL
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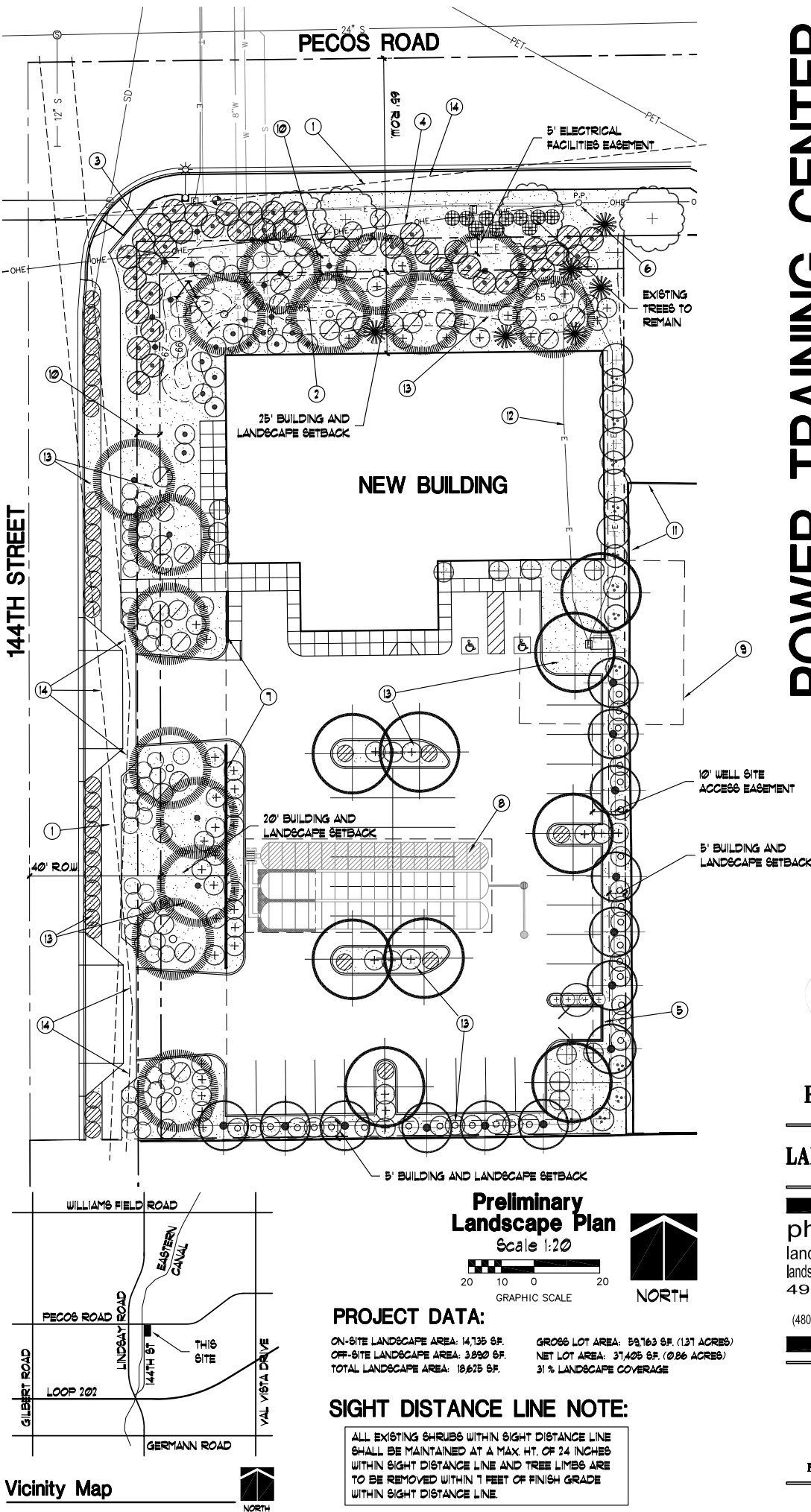
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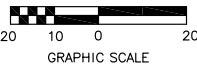
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PLAN KEY NOTES:

- 1 NEW SIDEWALK
- 2 RETENTION BASIN
- 3 SIGHT VISIBILITY TRIANGLE PER T.O.G. STANDARD DETAIL 211
- 4 OVERHEAD ELECTRICAL LINE TO REMAIN
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Preliminary  
Landscape Plan  
Scale 1:20



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POWER TRAINING CENTER  
SEC PECOS ROAD & 144TH STREET  
GILBERT, ARIZONA 85295



PRELIMINARY

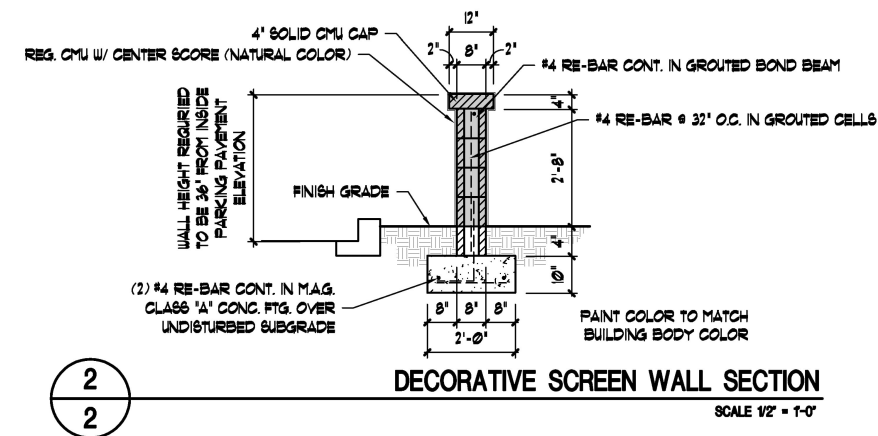
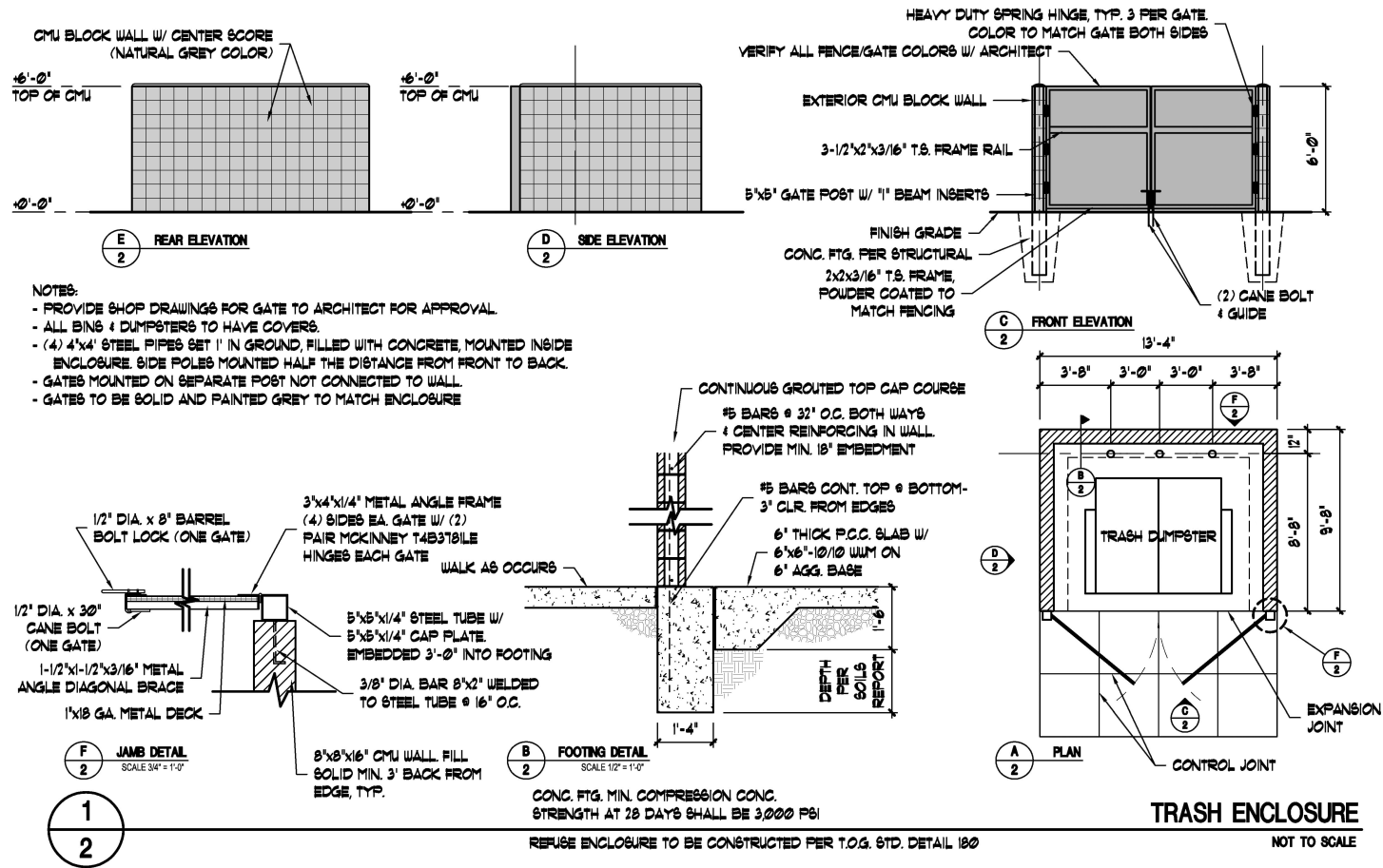
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LANDSCAPE PLAN

phillip r. ryan  
landscape architect p.c.  
landscape architecture & planning  
4916 S. QUIET WAY  
GILBERT, ARIZONA 85298  
(480) 899-5813 fax (480) 963-3674

L-1

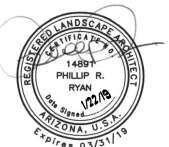
PROJECT NO.





# POWER TRAINING CENTER

SEC PECOS ROAD & 144TH STREET  
GILBERT, ARIZONA 85295



PRELIMINARY

DRAWING TITLE

DETAILS

phillip r. ryan  
landscape architect p.c.  
landscape architecture & planning  
4916 s. quiet way  
gilbert, arizona 85298  
(480) 899-5813 fax (480) 963-3674

# L-2

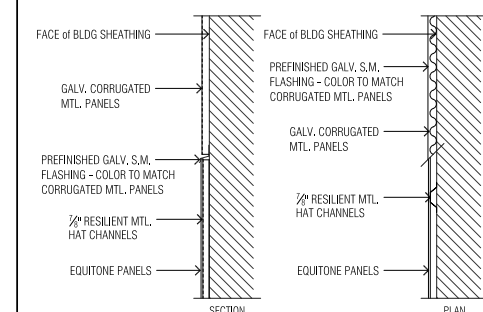
PROJECT NO.





SECTION

- A METAL FASCIA - SHERWIN WILLIAMS \*SW 6871\* POSITIVE RED
- B EQUITONE [tectiva] TE20
- C GALVANIZED CORRUGATED METAL PANELS
- D METAL CAP FLASHING - SHERWIN WILLIAMS \*SW 6871\* POSITIVE RED
- E STEEL COLUMN or BEAM - SHERWIN WILLIAMS \*SW 6990\* CAVIAR
- F ALUMINUM STOREFRONT FRAMES - SHERWIN WILLIAMS \*SW 6871\* POSITIVE RED
- G STEEL SHADE - SHERWIN WILLIAMS \*SW 6871\* POSITIVE RED
- H LIGHT GRAY TINTED GLAZING
- J OVERHEAD DOOR WITH LIGHT GRAY GLAZING PANELS
- K HOLLOW METAL DOOR & FRAME - SHERWIN WILLIAMS \*SW 6871\* POSITIVE RED
- L EQUITONE [natural] N 251



WALL PANEL TRANSITION DETAIL No Scale 1



**U·E·U**  
designs & construction administration  
brian@aedesigns.com  
p 480.550.2800 f 888.564.2128  
23248 S 221st Street Queen Creek AZ 85142



**DESIGN REVIEW BOARD**  
**POWER TRAINING CENTER**  
815 E POCOS RD GILBERT, AZ 85295  
APN: 304-54-090

PROJECT NO.  
**1742**  
ISSUE: DESIGN REVIEW DATE: 06/10/2018

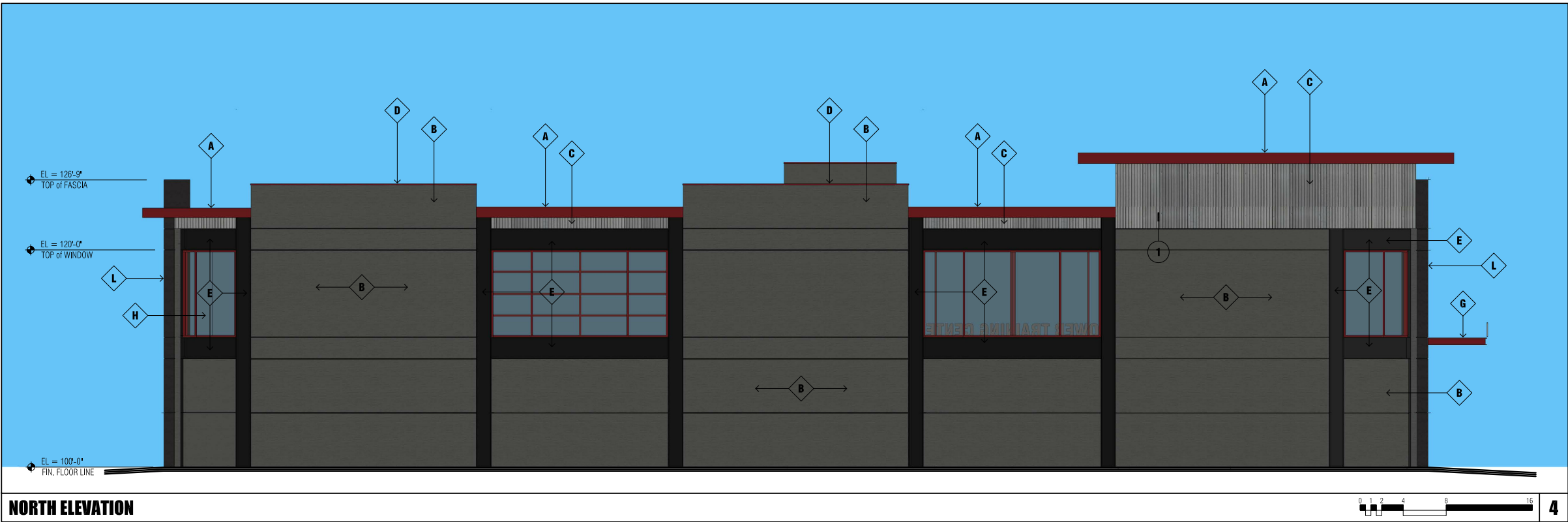
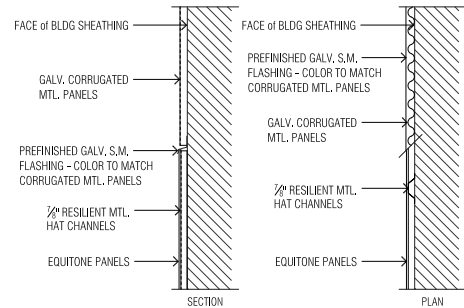
BUILDING ELEVATIONS (000)

**A3.1**  
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SECTION

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ISSUE: DESIGN REVIEW DATE: 06/10/2018

BUILDING ELEVATIONS (000)

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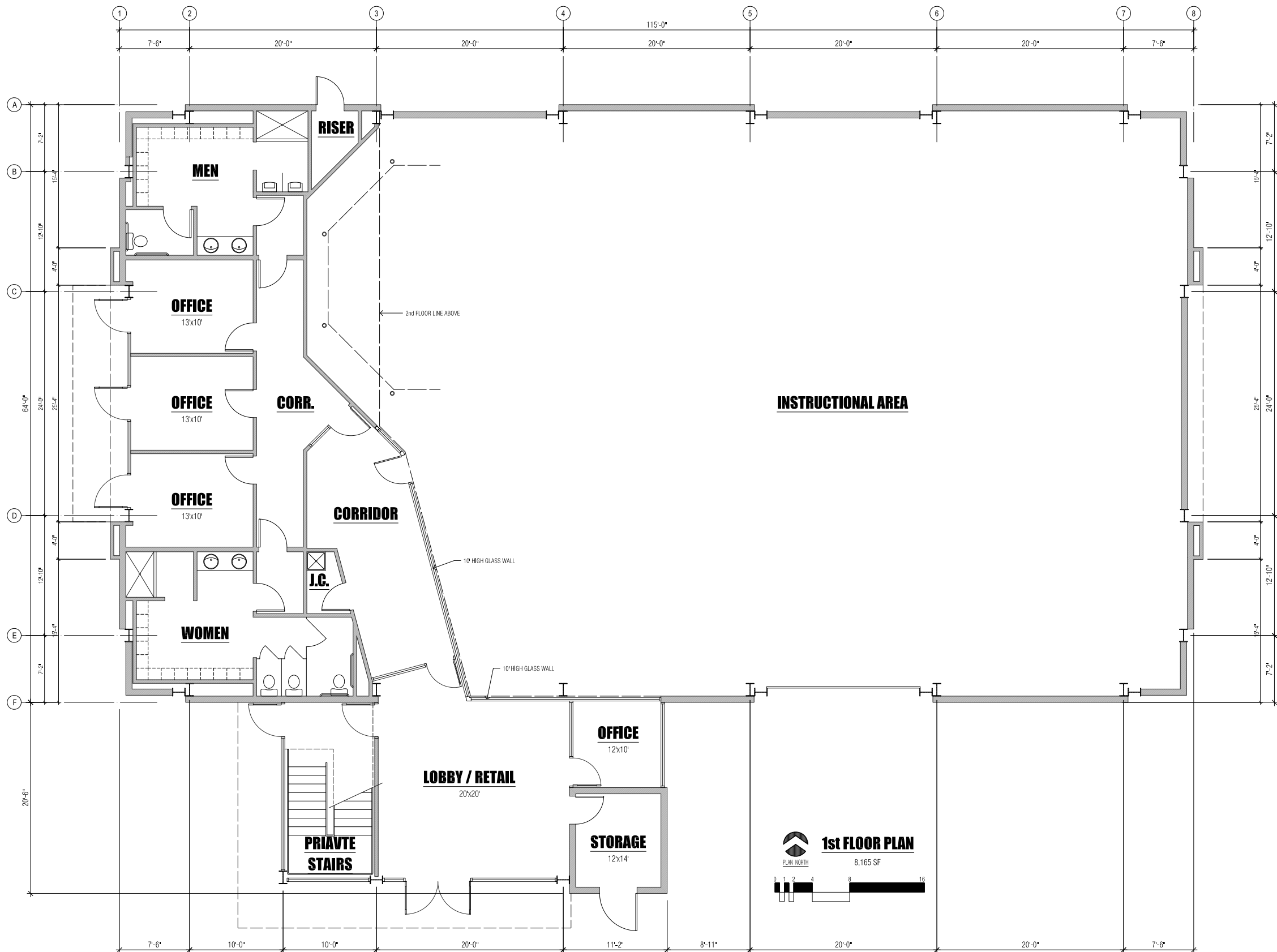


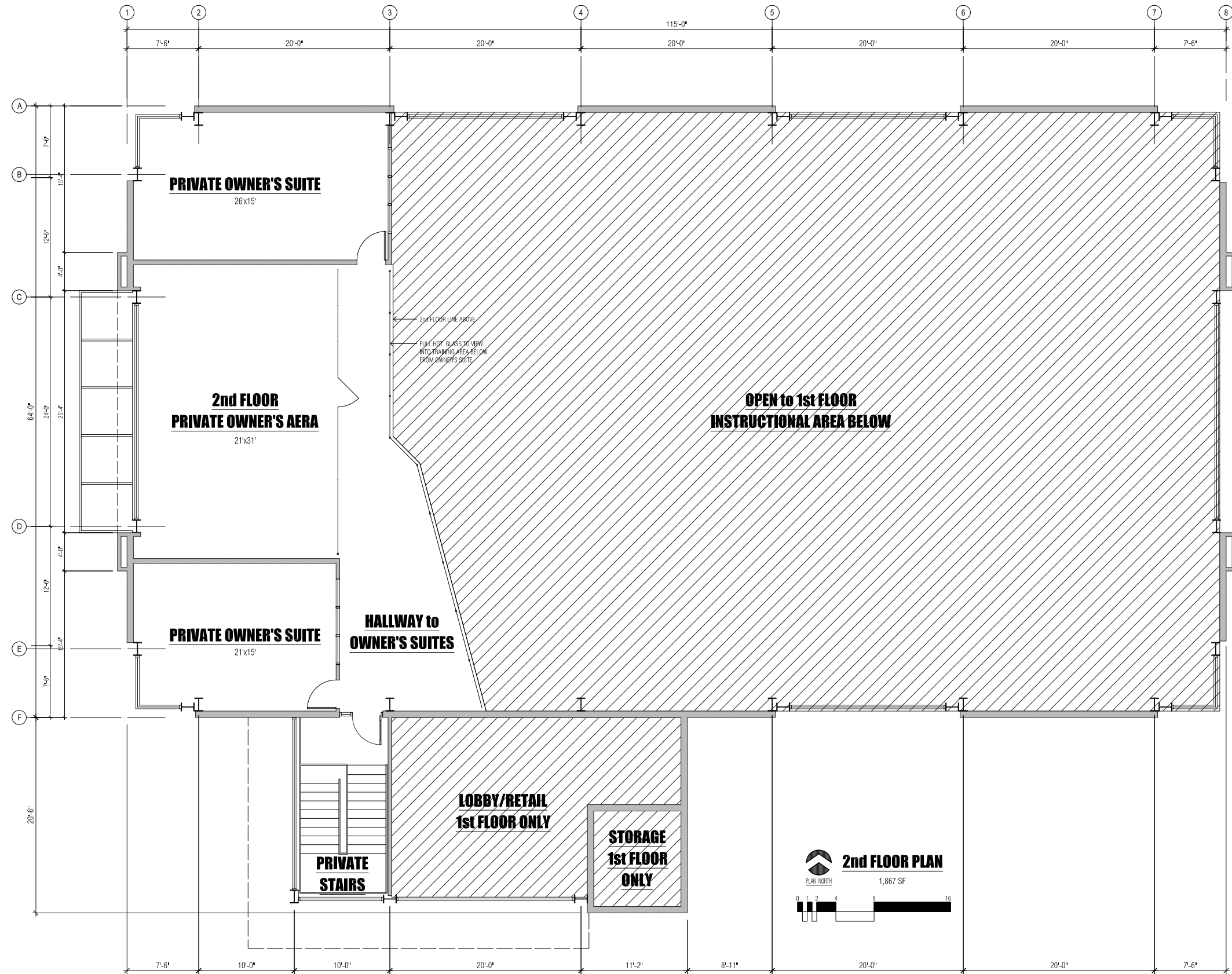
Expires: 3-31-2021

**DESIGN REVIEW BOARD**  
**POWER TRAINING CENTER**  
815 E POCOS RD GILBERT, AZ 85295  
APN: 304-54-090

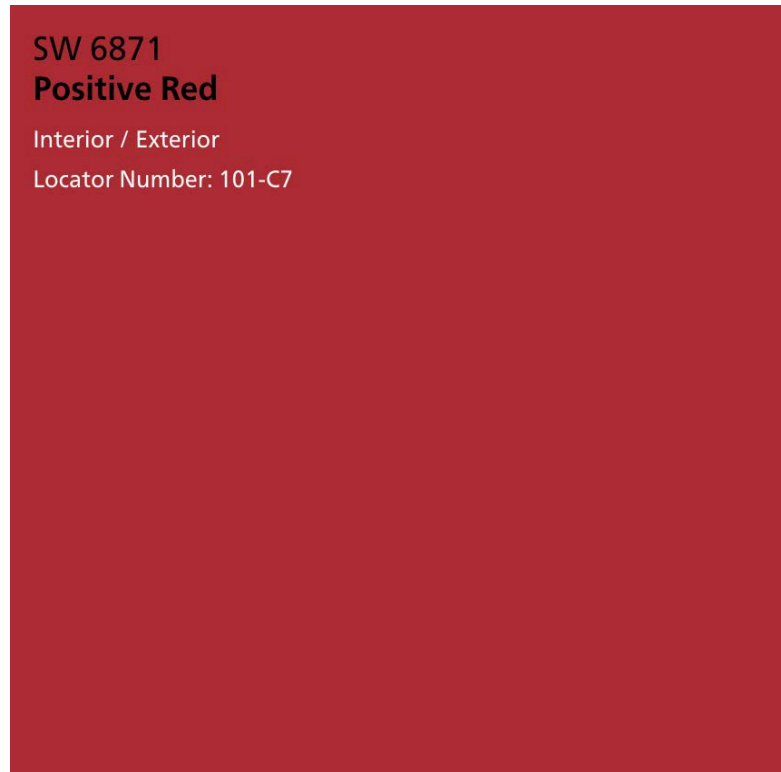
PROJECT NO. <b>1742</b>	
ISSUE: DESIGN REVIEW	DATE: 06 / 10 / 2018

1st FLOOR PLAN





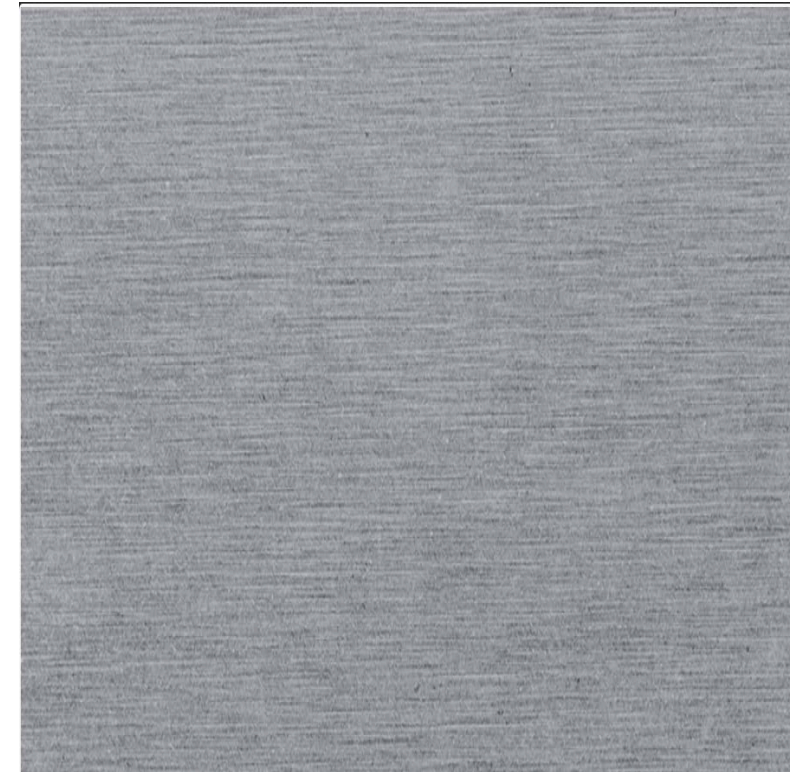




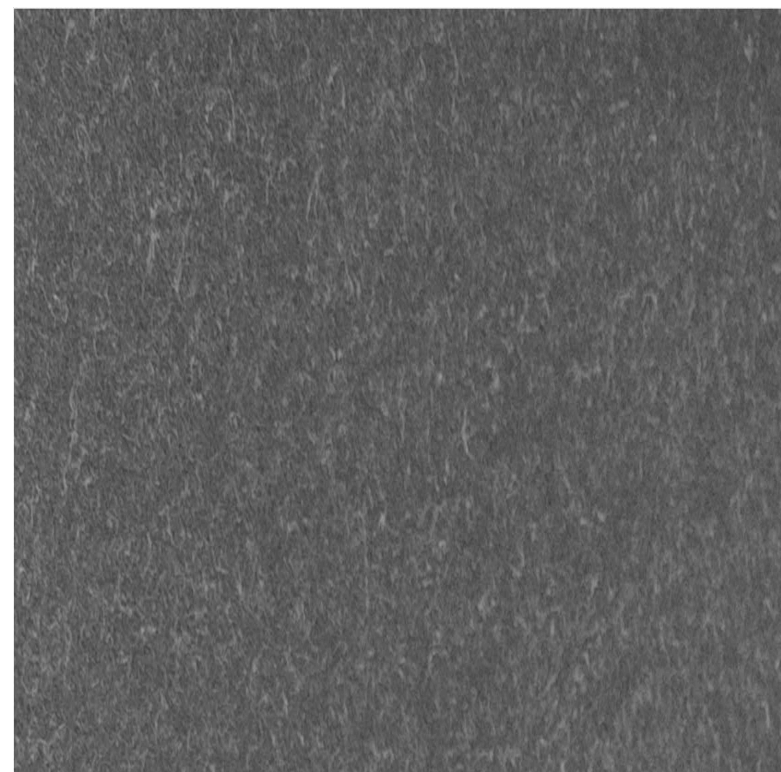
**SW 6871 Positive Red**



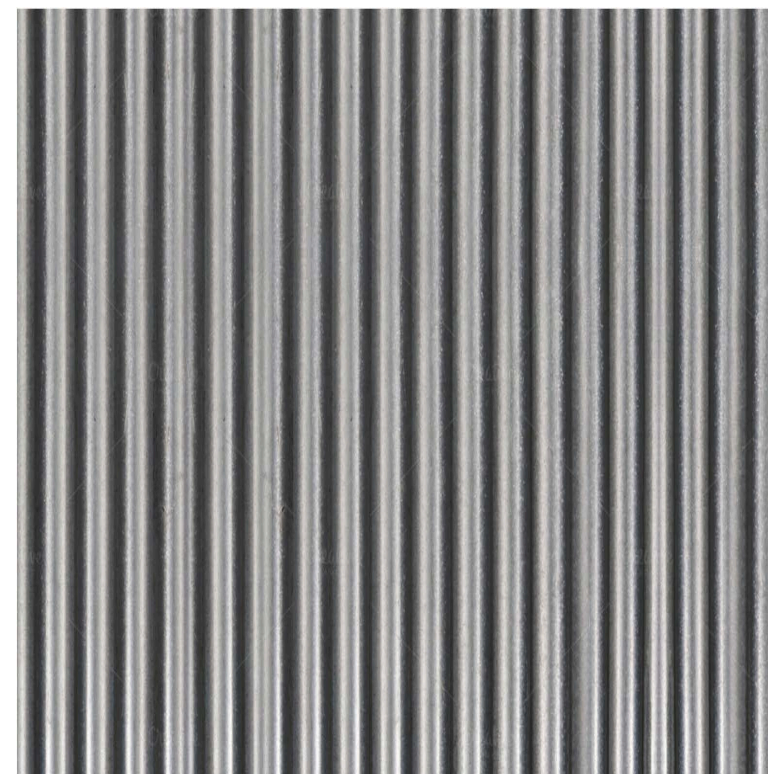
**SW 6990 Caviar**



**Equitone [tectiva] TE20**



**Equitone [natural] N 281**



**Corrugated Galvanized**



**Raw/Waxed Steel Veneer**

# PRELIMINARY GRADING & DRAINAGE PLAN

## RETENTION CALCULATIONS

### RETENTION VOLUME REQUIRED:

$V_r = DAC$   
 $V_r$  = Volume Required (cubic feet)  
 $D$  = Fifty-year, twenty-four-hour rainfall depth = 0.25 feet  
 $A$  = Area (square feet)  
 $C$  = Weighted runoff coefficient

	Area (S.F.)	Area (acres)	Weighted C	V <sub>r</sub> (C.F.)
DA1	9,075	0.21	0.80	1,816
DA1-S (Street R/W)	3,368	0.08	0.70	589
DA2	28,301	0.65	0.86	6,082
DA2-S (Street R/W)	13,434	0.31	0.84	2,823
Total				11,311

	DA1 Area (S.F.)	DA1-S Area (S.F.)	DA2 Area (S.F.)	DA2-S Area (S.F.)	C
Roofs & Conc. =	3,651	0	4,532	2,600	0.95
Asphalt =	0	0	16,931	6,188	0.90
Desert Landscaping =	5,424	3,368	6,838	4,646	0.70
Green Landscaping =	0	0	0	0	0.25
Total =	9,075	3,368	28,301	13,434	
Weighted C =	0.80	0.70	0.86	0.84	

### RETENTION VOLUME PROVIDED:

Underground StormTech System  
(48) StormTech MC-4500 Chambers  
(6) StormTech MC-4500 End Caps  
Install with 12" cover stone, 9" base stone, 40% stone void

StormTech System Volume:	8,976	C.F.
--------------------------	-------	------

	Top Area (S.F.)	Bottom Area (S.F.)	Depth (FT)	Volume Provided V <sub>p</sub> (C.F.)
Retention Basin	2,331	88	2.0	2,419
Total Retention Provided		V <sub>p</sub> =	11,395	C.F.

## LEGEND

### EXISTING:

- PROPERTY LINE
- EASEMENT LINE
- SURVEY MONUMENT
- PROPERTY CORNER
- SD STORM DRAIN
- S SEWER LINE
- W WATER LINE
- E UNDERGROUND ELECTRIC LINE
- OHE OVERHEAD ELECTRIC LINE
- PP POWER POLE
- EB ELECTRIC BOX
- EM ELECTRIC METER
- 52.5 SPOT ELEVATION
- 50 INDEX CONTOUR
- 49 INTERMEDIATE CONTOUR
- WB WATER METER BOX
- VALVE
- FH FIRE HYDRANT
- SM SEWER MANHOLE
- SC SEWER CLEANOUT
- ICV IRRIGATION CONTROL VALVE
- SL STREET LIGHT
- EP EDGE OF PAVEMENT
- CMU WALL
- TREE

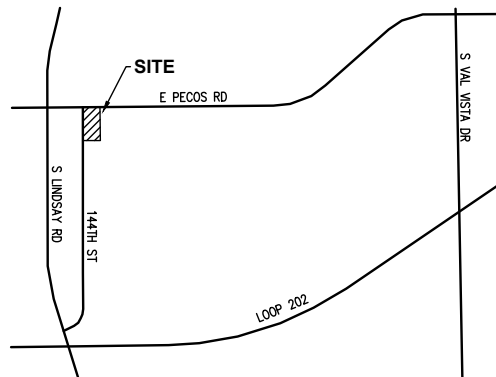
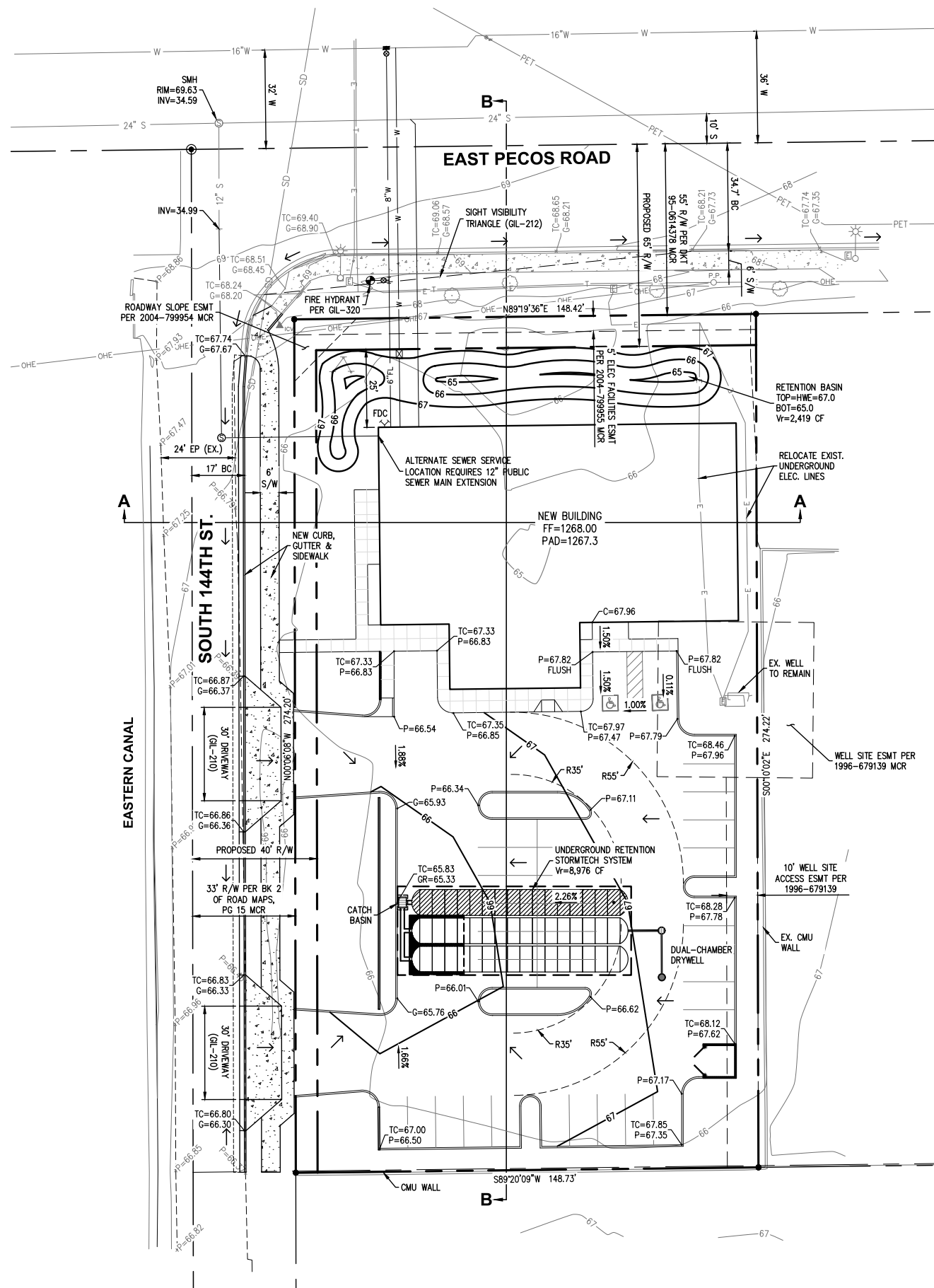
### PROPOSED:

- S SEWER LINE
- W WATER LINE
- FL FIRE LINE
- SD STORM DRAIN
- GB GRADE BREAK
- FL FLOW LINE
- 88.00 PROPOSED GRADE ELEVATION
- 50 INDEX CONTOUR
- 49 INTERMEDIATE CONTOUR
- WB WATER VALVE
- FH FIRE HYDRANT
- WB WATER METER
- BP BACKFLOW PREVENTER
- SM SEWER MANHOLE
- SC SEWER CLEANOUT

### ABBREVIATIONS:

- FF FINISHED FLOOR
- FG FINISHED GRADE
- TC TOP OF CURB
- G GUTTER
- P PAVEMENT
- S/W SIDEWALK
- D/W DRIVEWAY
- INV INVERT
- GR GRATE
- R/W RIGHT-OF-WAY
- HWE HIGH WATER ELEVATION

NOTE: NOT ALL ABBREVIATIONS ARE  
USED IN THIS DRAWING.



## VICINITY MAP

N

## OWNER

RBAD HOLDINGS, LLC  
20605 E CHANDLER HEIGHTS RD  
QUEEN CREEK, AZ 85142  
PHONE: (480) 703-9939  
CONTACT: RYAN RIPLEY

## ENGINEER

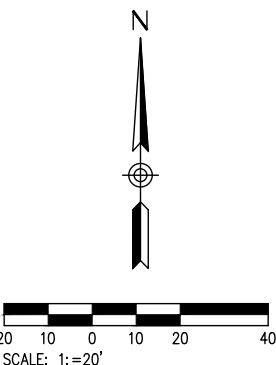
LANDCOR CONSULTING, PC  
2663 E. HOBART STREET  
GILBERT, AZ 85296  
PHONE: (480) 223-8573  
FAX: (480) 827-7661  
CONTACT: WADE E. COOKE, P.E.  
EMAIL: wadecooke@cox.net

## PROJECT INFORMATION

ADDRESS: 815 E PECOS RD GILBERT 85295  
APN: 304-54-090  
NET ACREAGE: 40,738 S.F. (0.94 Acres)

## SHEET INDEX

	CIVIL SHEET	SHEET
PRELIMINARY GRADING & DRAINAGE PLAN	C-1	1
CROSS SECTIONS & DETAILS	C-2	2
PRELIMINARY SITE UTILITY PLAN	C-3	3



Expires 9/30/20

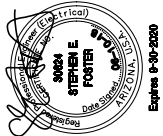
**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

## POWER TRAINING CENTER SITE IMPROVEMENT PLAN

GILBERT, ARIZONA

DATE:	
REVISIONS:	
TITLE:	PRELIMINARY G&D
DATE:	8/22/18
PROJ. #:	1537
C-1	1 OF 3

BLD

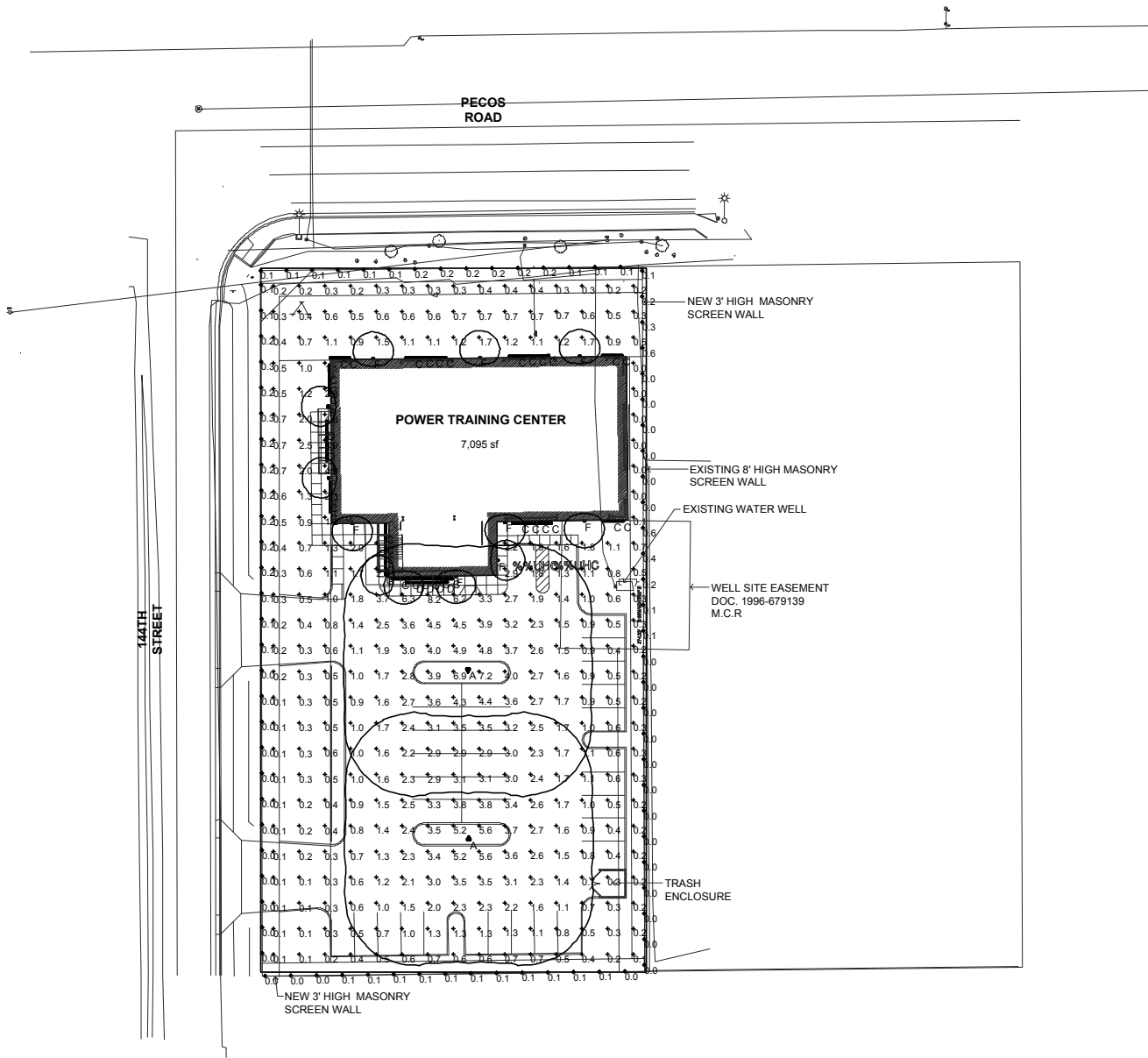


**aSf Consultants  
Electrical  
Engineering**  
3006 W. Via de Piedra, Miguel  
Phoenix, Arizona 85026  
Phone (602) 565-7720  
e-mail: asfconsultants@yahoo.com

**POWER TRAINING CENTER**  
  
815 E PECOS RD GILBERT, AZ 85295  
APN: 304-54-090





PROJECT NO.	
18-124	
ISSUE:	DATE:
PLANNING	11/13 2017

PLAN TITLES  
ELECTRICAL SITE PLAN



SITE LIGHTING PHOTOMETRIC CALCULATIONS

SCALE: 1" = 30'-0"

Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	2	Lithonia Lighting	DSX0 LED P7 40K TSW MVOLT/ SSS POLE AT 14'	DSX0 LED P7 40K TSW MVOLT	LED	1	DSX0_LED_P7_40 K_TSW_MVOLT.ies	18933	0.95	166
	C	35	a.light	D5 (LENGTH PER PLAN) LS(50%) SK U KS F (FINISH) D Q / RECESSED IN SOFFIT AT 28"	RECESSED MOUNT LINEAR LED WITH ASYMMETRIC LENS AND WET LISTING		1	D54LS40UKS.ies	1332	0.47	10
	D	8	a.light	D3 (LENGTH PER PLAN) LS(50%) SK U HE F (FINISH) D Q/ SURFACE MOUNT TO CANOPY	SURFACE MOUNT LINEAR LED WITH SYMMETRIC LENS AND WET LISTING		1	D34LS40UHE.ies	1658	0.47	10
	F	12	VISA LIGHTING	OW1041/ WALL MOUNT BOTTOM OF FIXTURE AT 6'	WALL SCONCE - HALF CYLINDER 16"	LED 3500K -L	1	OW1041-L35K-L.ies	919	0.91	9.43

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
FC ON SITE AT GRADE		1.5 fc	8.2 fc	0.0 fc	N/A	N/A
PROP LINE AT 5'		0.1 fc	0.6 fc	0.0 fc	N/A	N/A







**TOWN OF GILBERT  
PLANNING COMMISSION STUDY SESSION  
COUNCIL CHAMBERS  
50 E. CIVIC CENTER DRIVE  
GILBERT, AZ  
OCTOBER 3, 2018**

**COMMISSION PRESENT:** Commissioner Brian Andersen  
Commissioner Carl Bloomfield (arrived at 5:38 p.m.)  
Commissioner Greg Froehlich  
Commissioner Brian Johns  
Commissioner Les Smith  
Alternate Commissioner Daniel Cifuentes

**COMMISSION ABSENT:** Commissioner Seth Banda  
Commissioner David Cavenee

**STAFF PRESENT:** Sydney Bethel, Planner II  
Stephanie Bubenheim, Planner II  
Ashlee MacDonald, Senior Planner  
Keith Newman, Planner II  
Josh Rogers, Planner II  
Nathan Williams, Senior Planner  
Amy Temes, Interim Principal Planner  
Catherine Lorbeer, Interim Planning Manager

**ALSO PRESENT:** Attorney Nancy Davidson  
Council Liaison Brigitte Peterson  
Recorder Marissa Frazey

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**CALL TO ORDER**

Brian Andersen called the October 3, 2018 Study Session of the Planning Commission to order at 5:09 p.m.

**1. Oath of Office: Planning Commissioner Les Smith**

Council Liaison Brigitte Peterson invited Commissioner Les Smith to come forward to receive the Oath of Office. Brigitte Peterson then swore in Les Smith as a member of the Planning Commission for a term of four years.

Answer: Josh Rogers said that currently, the only connectivity is one connection to the north. He said they are working with the applicant to figure out a way to combine the future development connection, but currently there is only the one connection that is available.

Comment: Greg Froehlich said he would agree with moving the trash enclosure. He asked Planner Rogers to show the Shops Elevation. Overall, he said he was okay with the building and the articulation with it, but he didn't think the colors fit as well with the site to the north.

Comment: Brian Johns said he didn't think there was a lot of movement in the elevations. He said they are using a lot of materials, so he thinks the use of rich materials will make up for it, but he thinks it would be nice to have a little more push in/ push out type of movement. He said they do have a variation in the heights. He said he is concerned with the little cap that is going on top at the parapets, noting that it doesn't tie back very well and is just kind of like a cap sitting on top of the parapet. Overall, he thought they had done a wonderful job. He agrees that the colors are a little more muted, but he thought that was what they were going for, so it didn't need to match exactly.

**7. DR18-124 POWER TRAINING CENTER: SITE PLAN, LANDSCAPING, GRADING AND DRAINAGE, ELEVATIONS, FLOOR PLANS, LIGHTING, COLORS AND MATERIALS FOR APPROXIMATELY 0.94 ACRES, GENERALLY LOCATED AT THE SOUTHEAST CORNER OF 144TH STREET AND PECOS ROAD, AND ZONED BUSINESS PARK (BP).**

Nathan Williams began his presentation on DR18-124, Power Training Center. He said Trapeze U was seen by the Commission in 2014 and this is the same site as Trapeze U, which was never constructed. He said the site is just under an acre and is located at the southeast corner of 144<sup>th</sup> Street and Pecos Road. He shared the site history. He said this project would have one building and be two stories in height, and would be just under 10,000 square feet in size. He said it would be a combination of indoor entertainment/recreation and training for mixed martial arts. He said it will also include associated office space. He shared the two points of access off of 144<sup>th</sup> Street. He said the building would be located on the northern portion of the parcel, noting that the facility does not currently meet its parking requirements by Code. He said the applicant is applying for an Administrative Use Permit for deferred parking. He said it is approximately 40% under parked for what the facility normally would require. He said the front entrance to the building was to the south. He said the site design was established when Trapeze U was approved. He asked for input on the floor plan. He shared the building elevations. He said the building materials were interesting and unique and he had samples of the fibrous concrete if the Commission would like to look at the sample. He said Staff is comfortable with the building design, but he asked for input on the north elevation. He said that elevation faces Pecos Road. He said the building materials are contemporary and modern. He shared some renderings of what the building would look like. He finished his presentation and asked for input on site design, elevations and colors and materials.

Brian Andersen called for questions or comments for Staff.

Question: Brian Johns asked about the fibrous material, noting that they usually stucco it or treat it in some way, but he asked if this was actually exposed.

Answer: Nathan Williams said he didn't know how it was actually constructed. He said he thought it came in whatever size sheets that you want it to. He said he wasn't certain how it was applied to the framing.

Comment: Brian Johns said there are a lot of details and elements shown, but he doesn't know how they plan to apply those details and elements to the building. He also asked about how they were handling the downspouts.

Response: Nathan Williams said he would look into that. He said he thought they were trying to be creative in dealing with drainage since they don't allow exposed downspouts.

Comment/Question: Brian Johns said he thought the project was going in the right direction and he loves the fact that they are using an alternate material. He said in the future submittals to Staff, it would be nice to see how the variations work. He said that the floor plan is very much a square box. He asked if they were breaking those up with color blocking.

Answer: Nathan Williams shared the Landscape Plan to provide more detail.

Comment: Brian Johns said that he could see it now and they had movement in there.

Question: Nathan Williams asked if they would like more information as to how it would be constructed.

Answer: Brian Johns said he thought Staff could handle it.

Comment: Carl Bloomfield said that he likes how they have protected Pecos Road and put, what appears to be substantial landscaping along Pecos to shield the building. He said the building architecture and colors match the purpose of the building and their business, so he thought it was good for them to have the opportunity to do that. He said he thinks they have done a good job of that. He said he is concerned about parking, but he realizes the applicant may know their clientele more than he does. He said he wants to take into account that this business might not always be there, so they need to look at parking from that standpoint as well, so they are prepared for future uses of the building. He said he would encourage Staff to work with the applicant to figure out why they believe that the proposed parking is enough. He said those were his only concerns, and he thinks that overall, the layout is good and he likes that they have pushed all of the access off of 144<sup>th</sup> Street. He said they are on the right track and he doesn't see any real concerns, but he would trust Staff to iron out the concerns he raised with the applicant.

Comment/Question: Daniel Cifuentes said he wanted to commend the applicant on the use of the Equitone fibrous cement panel. He said it would require less maintenance, which is a good

thing. He asked how they would handle where the corrugated portion butts up against the fibrous cement. He said they don't appear to be there yet on the details, but he would want to make sure that they weren't seeing the edge of the corrugation from below. He would appreciate seeing more detail. He said he thought they could get more detail about the fascia detail. He said it seems like it's tacked on in terms of the massing. He suggested whitening that up a bit to make it more prominent. He also asked if they were using that to shade.

Answer: Nathan Williams said the red were cap elements which would provide shade. He asked to clarify if the Commissioner was suggesting a different tone.

Comment: Daniel Cifuentes answered affirmatively and said they could also make it look a little more massive, noting that the massing looks kind of skinny. He said overall, he wanted to commend the applicant for the use of innovative material.

Question: Brian Andersen asked about the south elevation. He said it looks like there is a big overhead door facing the parking lot where the handicapped spaces are located. He asked what the purpose was for that.

Answer: Nathan Williams said that he believed it was a roll-up door. He indicated the location of the training area on the floor plan. He said he thought during ideal weather conditions, the door might be open during training sessions.

Question: Brian Andersen asked about the front entry storefront color. He said he would hate for the applicant to think they could use that red and then when they start construction, find out that they can't use the red. He said the paint doesn't really hold to aluminum that well. He then asked about the window head heights and the roll-up door heights. He said they seem pretty close to the top of the parapet. He said that indicates that there isn't a lot of room for structure and for the parapet to screen the mechanicals on the roof. He said he would have the applicant verify that there is enough parapet up there to screen the mechanical walls.

Brian Anderson stated that at this time they would recess the Study Session. Catherine Lorbeer pointed out that the Commission has the option to continue the Study Session if so desired. After some consideration, Brian Andersen asked the Staff table to clarify that the Regular Meeting was supposed to begin at 6:00 p.m. Attorney Nancy Davidson said it was set to begin at 6:00 p.m. and because there were members of the public in attendance, they should probably begin the Regular Meeting.

Brian Andersen then recessed the Study Session at 6:10 p.m. He informed the public that they would begin the Regular Meeting in five minutes.

After the five-minute break, Brian Andersen announced that they would reconvene the Study Session and hear the additional Study Session cases before beginning the Regular Meeting. He said he would give Staff until 6:45 p.m. to get through their presentations and at 6:45 p.m. they would begin the Regular Meeting.